

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE:** October 13, 2026**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON,
MEGAN L RANDLE, EBBIE MURPHY, STEVE LEVA,
BENJAMIN K WILLIAMS, OR BENJAMIN H HA**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy , Suite 201
Austin, Texas 78729**DEED OF TRUST:**

Date May 10, 2024

Grantor LRG PROPERTIES & REAL ESTATE DEVELOPMENT GROUP, LLC,
a Texas limited liability company

Beneficiary LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address 5000 Plaza on the Lake, Suite 320
Austin, Texas 78746

Trustee BENJAMIN K WILLIAMS or BENJAMIN H HA

Recording Information Document No RP-2024-173505, Official Public Records,
Harris County, Texas**Property**Lots Thirty-One (31) and Thirty-Two (32), in Block Eleven (11), of East
Independence Heights, a subdivision in Harris County, Texas according to the map
or plat thereof, recorded in Volume 4, Page 33 of the Map Records of Harris
County, Texas**NOTE:**

Date May 10, 2024

Amount \$561,000 00

Debtor LRG PROPERTIES & REAL ESTATE DEVELOPMENT GROUP, LLC,
a Texas limited liability company

Holder CHURCHILL MRA FUNDING I LLC



DATE OF SALE OF PROPERTY.

Tuesday, November 3, 2026, at 10 00 a m

PLACE OF SALE OF PROPERTY:

Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN WILLIAMS, Substitute Trustee
and Attorney for Loan Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy, Suite 201
Austin, Texas 78729
(512) 872-6088